

ULDA Decision Notice

Site Address	19 Croker Court, Moranbah
Real property description	Lot 393 on SP 230470
Type of development	UDA development approval subject to conditions
Aspects of Development	Material Change of Use and associated Operational Works (Stormwater, Erosion and Sediment Control, and Vehicle Crossover)
Description of Proposal	Multiple residential (3 dwelling units)
ULDA reference number	DEV2012/237
Decision date	11 May 2012
Currency period	4 years from Decision date

Drawings or Documents	Number	Plan or Document Date
Proposed Site Plan Overlay	H.A1.01 Issue G	08 Nov 2011
Proposed Site Plan: First	H.A1.02 Issue G	08 Nov 2011
Proposed Site Plan: Roof	H.A1.03 Issue G	08 Nov 2011
Elevations	H.A4.01 Issue G	08 Nov 2011
Elevations	H.A4.02 Issue G	08 Nov 2011
Streetscape Perspective	H.A9.01 Issue G	08 Nov 2011
Perspectives House Reserve	H.A9.02 Issue G	08 Nov 2011
Streetscape Surveillance	H.A9.03 Issue G	08 Nov 2011
Floor Plans House H1	H1.A2.01 Issue G	08 Nov 2011
Roof Plan House H1	H1.A2.02 Issue G	08 Nov 2011
Perspectives House Entry	H1.A9.01 Issue G	08 Nov 2011
Floor Plans Townhouse H2	H2.A2.01 Issue G	08 Nov 2011
Roof Plan Townhouse H2	H2.A2.02 Issue G	08 Nov 2011
Perspectives House Entry	H3.A9.01 Issue G	08 Nov 2011
Floor Plans Townhouse H3	H3.A2.01 Issue G	08 Nov 2011
Roof Plan Townhouse H3	H3.A2.02 Issue G	08 Nov 2011
Perspectives H3 Entry	H3.A9.01 Issue G	08 Nov 2011
Preliminary Engineering Design Plan prepared by Owen Consulting	201181-DA-001 Rev A	15/02/12
Landscape Intent Plan prepared by Cardno S.P.L.A.T.	SP117301-001 Issue B	02/02/12

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS OF APPROVAL

CONDITION	TIMING
1 Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to the commencement of use

CONDITION		TIMING
2	Complete all Operational and Building Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3	Maintain the Approved Development Maintain the approved development (including landscaping, parking areas, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
4	Construction Management Plan Submit to the ULDA Principal Engineer a site based construction management plan that will include but not be limited to: a) provision for the management of traffic around and through the site during and outside of construction work hours; b) provision for parking and materials delivery during and outside of construction hours of work; c) management of dust generated from the site during and outside construction work hours; d) management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e) management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	Prior to commencement of works
5	Internal Roadways & Car Parking a) Submit to the ULDA Principal Engineer detailed engineering plans certified by an RPEQ of the internal roadways and car parking areas generally as shown on the approved Preliminary Engineering Design Plan prepared by Owen Consulting 201181-DA-001 Rev A dated 15/02/12 and in accordance with AS2890.1 <i>Parking Facilities – Off Street Parking</i> and Isaac Regional Council's current standards. b) Construct, seal and linemark the works in accordance with part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use

CONDITION		TIMING
	c) Submit to the ULDA certification by a Registered Professional Engineer Queensland (RPEQ-Civil), that the works have been completed in accordance with parts a) and b) of this condition.	c) Prior to commencement of use
6	Landscape Works a) Submit to the ULDA a detailed Landscape Plan including street trees, incorporating public (Crocker Crt frontage), private and communal open space areas and driveway treatments certified by a qualified (AILA) landscape architect generally in accordance with the approved Landscape Intent Plan prepared by Cardno S.P.L.A.T. SP117301-001 Issue B dated 02/02/12 and the <i>Isaac Regional Council's</i> current standards. Landscape plan is to demonstrate • Selected species and fencing designed to allow visual surveillance to adjacent footpaths; • Trees and shrubs shall have a mature height of between 2m and 6m; • Selected species are drought tolerant and low maintenance; • Existing contours and proposed finished levels for earthworks; • Location of existing and proposed services; • The minimisation of hard and the maximisation of soft landscape treatments; • Location, species' botanical name, pot size, numbers and mature height of all proposed plantings. b) Submit to the ULDA certification from a suitably qualified landscape technician that the works have been inspected and constructed in accordance with part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use
7	Water Isaac Regional Council (IRC) – Nominated Assessing Authority Connect all dwellings to the reticulated water supply in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC. Each connection is to be inspected and approved by the IRC.	Prior to commencement of use
8	Sewer Isaac Regional Council (IRC) – Nominated Assessing Authority Connect all dwellings to the reticulated sewerage system in accordance with <i>Isaac Regional Council's</i> current standards at no cost to the IRC. Each connection is to be inspected and approved by the IRC.	Prior to commencement of use
9	Stormwater a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Qld (RPEQ) generally as shown on the approved Preliminary Engineering Design Plan prepared by Owen Consulting 201181-DA-001 Rev A dated 15/02/12 in accordance with the <i>Isaac Regional Council's</i> current standards	a) Prior to commencement of work

CONDITION		TIMING
	b) Construct the works in accordance with part a) of this condition c) Submit to the ULDA Principal Engineer certification by a Registered Professional Engineer Queensland (RPEQ-Civil), that the works have been completed in accordance with parts a) and b) of this condition	b) Prior to commencement of use c) Prior to commencement of use
10	Vehicle Crossover Construct a vehicle crossover between the kerb and channel and the property boundary generally as shown on the approved Preliminary Engineering Design Plan prepared by Owen Consulting 201181-DA-001 Rev A dated 15/02/12 in accordance with <i>Isaac Regional Council's</i> current standards.	Prior to commencement of use
11	Waste Management Isaac Regional Council (IRC) – Nominated Assessing Authority Enter into an agreement with the <i>Isaac Regional Council</i> or a registered waste management contractor to provide a waste collection service to the development.	Prior to commencement of use and to be maintained
12	Electricity Submit to the ULDA written evidence of an agreement with an authorised electricity supplier (eg ERGON) to provide an underground electricity service to each dwelling.	Prior to the commencement of use
13	Telecommunications a) Submit to the ULDA written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each dwelling within the proposed development. b) Install infrastructure to accommodate - NBN services in accordance with NBN Co Ltd 'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers' (April 2011 or later); and - future Broadband services in accordance with Communications Alliance Ltd "National Broadband Network End User Premises Handbook" (August 2010 or later)	Prior to commencement of use
14	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the <i>Isaac Regional Council</i> any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to commencement of use

CONDITION		TIMING																
15	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in conjunction with the approved development.	Prior to commencement of use																
16	Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Isaac Regional Council Development Guidelines</i>. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b) Implement the Erosion and Sediment Control Plan on site.	a) Prior to commencement of work b) During construction works																
17	Finished Floor Levels Construct the development to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of Croker Court whichever is the higher.	Prior to commencement of use																
18	Outdoor Lighting Design and install outdoor lighting to minimise light spill in the adjacent residential properties in accordance with AS: 4282;1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>	Prior to commencement of use																
19	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of the Decision date. The current contribution has been calculated in accordance with the Isaac Regional Council's adopted <i>Infrastructure Contributions Subsidisation Policy</i> effective on 20 July 2011 which is as follows: The primary subsidised infrastructure charges rate to which the subsidisation schedule is applicable is as follows: <table><tr><td>Year</td><td>3+ Bedroom Dwelling</td><td>1 or 2 Bedroom Dwelling</td></tr><tr><td>2011</td><td>\$15,000</td><td>\$20,000</td></tr></table> Additional subsidy based on Schedule 1 of the Policy for Moranbah is as follows: 3+ Bedroom subsidy rate is \$13,828.13 x 3 units = \$41,484.39 <table><tr><td>Water</td><td>Sewerage</td><td>Stormwater</td><td>Transport</td><td>Parks</td></tr><tr><td>\$3,220.50</td><td>\$3,220.50</td><td>\$3,154.13</td><td>\$3,914.25</td><td>\$318.75</td></tr></table> As this is an existing allotment, a discount of 1 dwelling has been taken into account. \$41,484.39 - \$13,828.13 = \$27,656.26 Total for 2011/2012 financial year = \$27,656.26*	Year	3+ Bedroom Dwelling	1 or 2 Bedroom Dwelling	2011	\$15,000	\$20,000	Water	Sewerage	Stormwater	Transport	Parks	\$3,220.50	\$3,220.50	\$3,154.13	\$3,914.25	\$318.75	Prior to commencement of use
Year	3+ Bedroom Dwelling	1 or 2 Bedroom Dwelling																
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Water	Sewerage	Stormwater	Transport	Parks														
\$3,220.50	\$3,220.50	\$3,154.13	\$3,914.25	\$318.75														

CONDITION	TIMING
*This charge will be adjusted each financial year in accordance with the: ▪ <i>Infrastructure Contributions Subsidisation Policy</i> and ▪ three year rolling average of the Queensland Roads and Bridges Index. <i>The Infrastructure Charges may be payable in accordance with the Infrastructure Agreement set out by Isaac Regional Council as per resolution 2784, resolved on 28 June 2011 – Grosvenor Estate Additional Infrastructure Agreement.</i>	

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the Isaac Regional Council.

Isaac Regional Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Isaac Regional Council (IRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or IRC. For all enquiries regarding these conditions please contact the IRC.

Dial Before You Dig

'Dial Before You Dig' enquiries are the responsibility of the developer. IRC and ULDA accept no responsibility for any issue arising from damage of services or conflicts between services.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****